

M-1

M-1

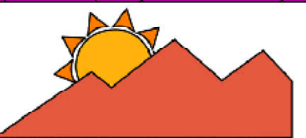
Subject Property

C-4

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M-1  
sp

ZON05-00008

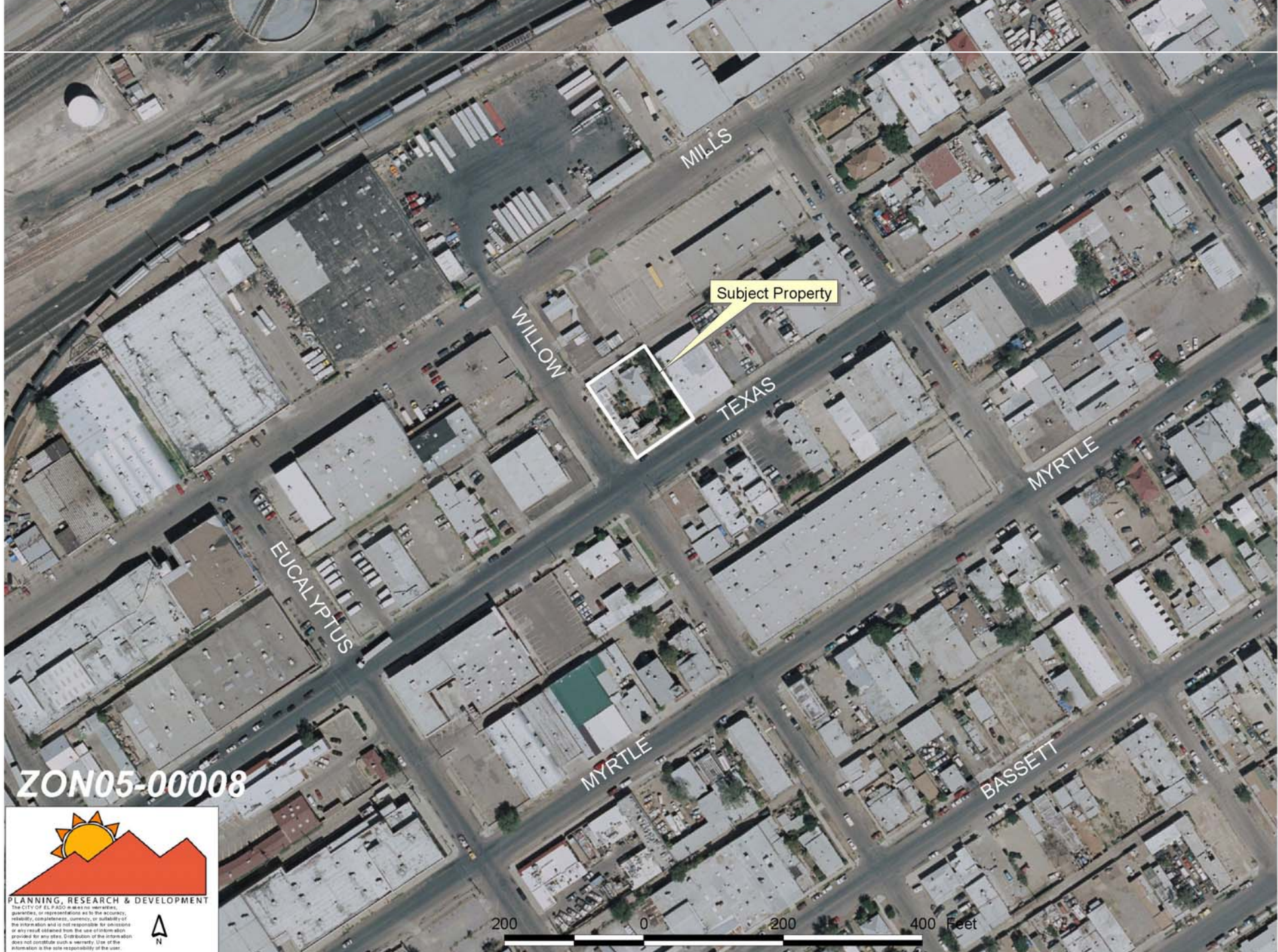


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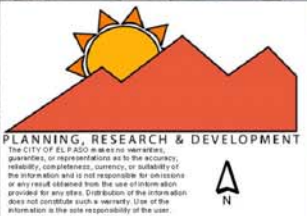


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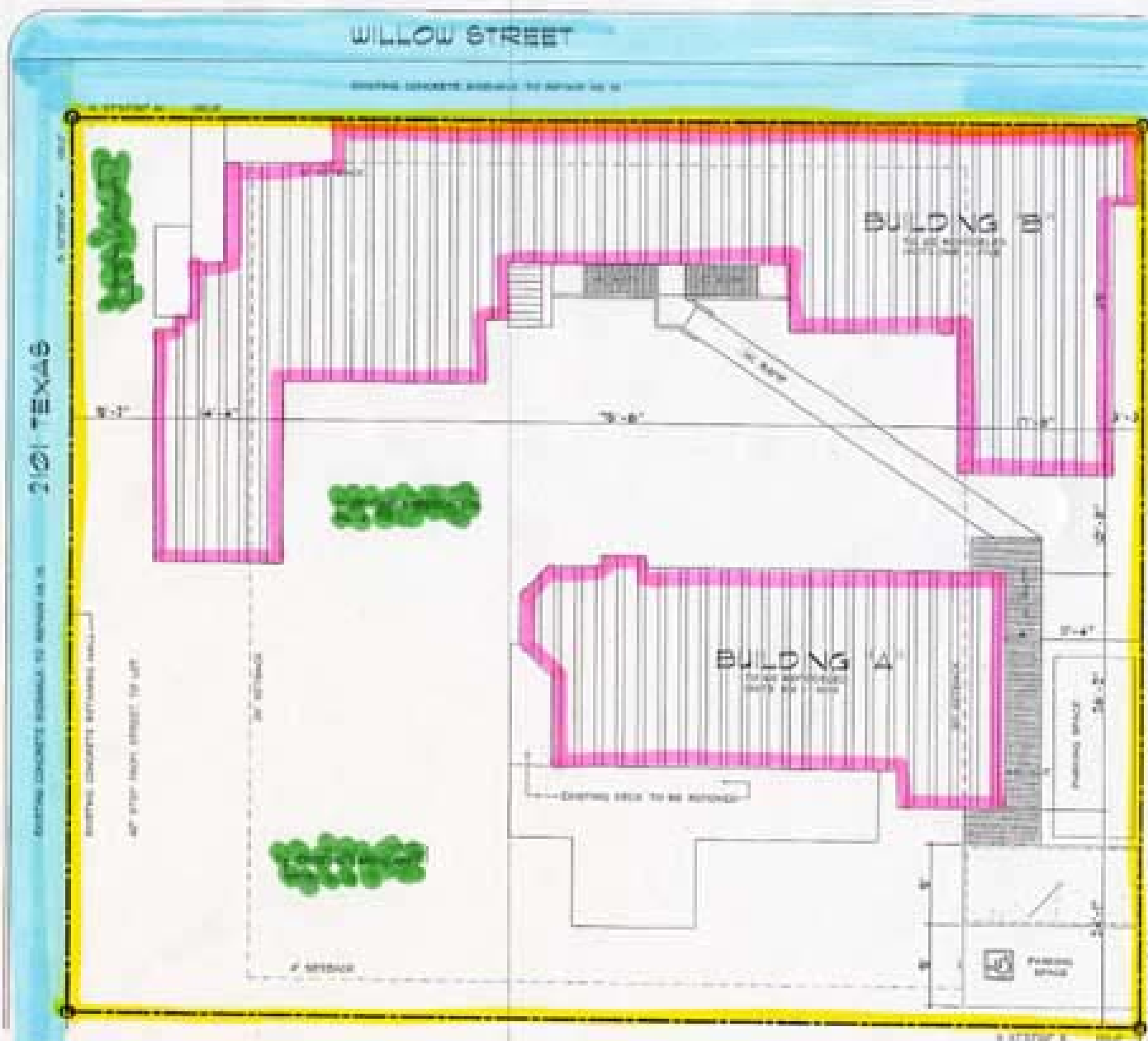


ZON05-00008





## ZON05-00008 & ZON05-00010



**ZONING M-1**

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## REFERENCES

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10-10-2000 10:10:00  
10-10-2000 10:10:00

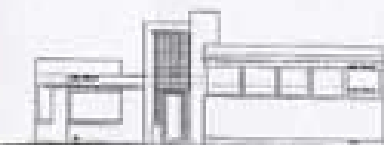
## APPENDIX

1. *Phragmites* (1) *Phragmites* (1) *Phragmites* (1)  
2. *Phragmites* (1) *Phragmites* (1) *Phragmites* (1)  
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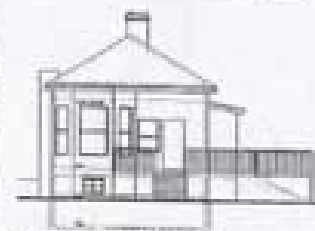
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20' SERVICE ALLEY



20103-00003  
20103-00003

# ZON05-00008 & ZON05-00010



# **ZON05-00008 & ZON05-00010**



# ZON05-00008 & ZON05-00010



# ZON05-00008 & ZON05-00010



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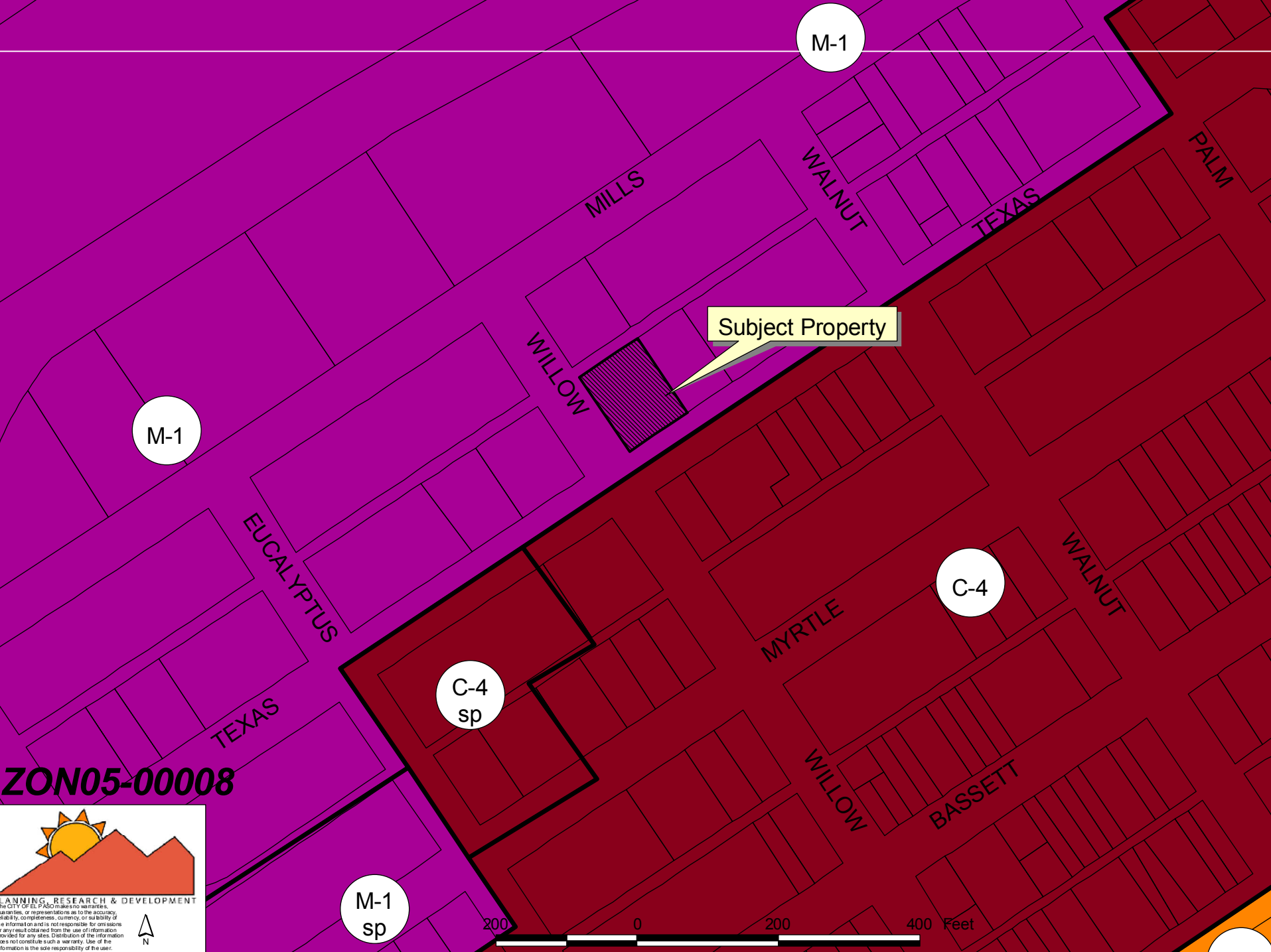


# ZON05-00008 & ZON05-00010



# ZON05-00008 & ZON05-00010





M-1

M-1

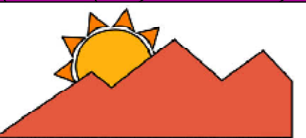
Subject Property

C-4

C-4  
sp

M-1  
sp

ZON05-00008



PLANNING, RESEARCH & DEVELOPMENT  
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**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: May 3, 2005  
Public Hearing: May 24, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance granting Special Permit No. ZON05-00010, to allow for a parking reduction on the property described as Lots 17-20, Block 52, Bassett Addition, El Paso, El Paso County, Texas, pursuant to Section 20.64.175 of the El Paso Municipal Code. The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: John R. Bruker. ZON05-00010 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00010, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 17-20, BLOCK 52, BASSETT ADDITION, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.64.175 OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS, John R. Bruker** has applied for a Special Permit under Section 20.64.175 of the El Paso Municipal Code to allow for a parking reduction;

**WHEREAS,** the requirements of Section 20.64.175 have been satisfied; and

**WHEREAS,** a report was made by the City Plan Commission and a public hearing was held regarding such application;

**WHEREAS,** the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS,** the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in the A-3 (Apartment) District, requiring thirteen (13) off-street parking spaces to serve proposed apartments;

*Lots 17-20, Block 52, Bassett Addition, El Paso, El Paso County, Texas;*  
and

2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be satisfied with a parking reduction as described in Paragraph 3 of this Ordinance;

3. That the City Council hereby grants a Special Permit under Section 20.64.175 for a parking reduction of 85%, so that the property, required to provide thirteen (13) off-street parking spaces, can satisfy the parking requirements by providing two (2) off-street parking spaces;

4. That this Special Permit is issued subject to the development standards in the A-3 (Apartment) District regulations and is subject to the approved Detailed Site Development Plan

signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes;

5. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON05-00010**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

**ATTEST:**


\_\_\_\_\_  
Joe Wardy  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

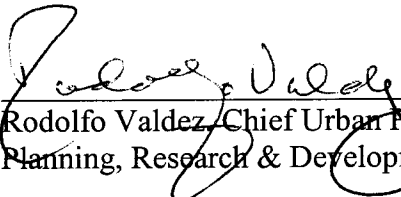
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Matt Watson, Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Christina Valles, Planner II  
Planning, Research & Development

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

## AGREEMENT

**John R. Bruker**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan and in accordance with the standards identified in the A-3 (Apartment) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 21st day of April, 2005.

*John R. Bruker*  
John R. Bruker

## ACKNOWLEDGMENT

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

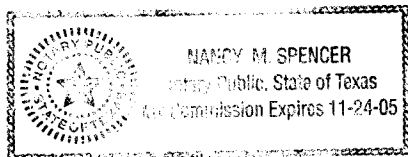
This instrument is acknowledged before me on this 21st day of April, 2005, by John Robert Bruker as Applicant.

My Commission Expires:

*Nancy M. Spencer*  
Notary Public, State of Texas

Notary's Printed or Typed Name:

Nancy M Spencer



**MAYOR**  
JOE WARDY

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DIRECTOR



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

March 25, 2005

***CITY COUNCIL***

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING, JR.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN F. COOK  
DISTRICT NO. 4

PRESI ORTEGA, JR.  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY W. COBOS  
DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00010

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The City Plan Commission (CPC), on March 24, 2005, voted **7 - 0** to recommend **APPROVAL** of this special permit request for parking reduction, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

**Attachment:** Location Map



## **STAFF REPORT**

**Special Use Permit #:** ZON05-00010

**Property Owner(s):** John R. Bruker

**Applicant(s):** John R. Bruker and Peter Koplos

**Representative(s):** Wright & Dalbin Architects

**Legal Description:** Lots 17-20, Block 52, Bassett Addition

**Location:** 2101 Texas Avenue

**Representative District:** # 8

**Area:** 0.2755 Acres

**Zoning:** M-1 (Light Manufacturing)

**Existing Use:** Commercial/Residential

**Proposed Use:** Reduction of Parking:

**Spaces Required:** 13  
**Spaces Provided:** 2  
**Number and % Reduced:** 11 (85%)

**Recognized Neighborhood Associations Contacted:** Magoffin Neighborhood Association

### **Surrounding Land Uses:**

**North -** M-1 (Light-Manufacturing)/single-family residential  
**South -** C-4/sp (Commercial/special permit)/multi-family residential/  
non-profit  
**East -** M-1 (Light-Manufacturing)/warehouse  
**West-** M-1 (Light-Manufacturing)/industrial

**Year 2025 Designation:** Commercial (Central Planning Area)

**CITY PLAN COMMISSION HEARING, March 24, 2005  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Special Use Permit: ZON05-00010**

**General Information:**

The applicant is requesting a special permit to allow for Parking Reduction which will serve proposed multi-family housing. The property is currently zoned M-1 (Light Manufacturing). The site is currently an animal shelter and is 0.2755 acres in size. The proposed site plan shows two buildings to be remodeled on the site. Access is proposed via a service alley; two (2) parking spaces are provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends approval of this special permit request. There was one vote in opposition from the Streets Department

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the Planning Area Central designates this property for Commercial land uses.

M-1 (Light Manufacturing) zoning permits Parking Reduction by special permit.

The Commission must determine the following:

Will the special permit for Parking Reduction protect the best interest, health, safety and welfare of the public in general?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

20.65 (landscaping) does not apply to this project.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed parking reduction.

Fire Department Notes:

Special Use Permit does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Sun Metro Notes:

The main entrance of the renovated building is located within 1000 feet of the following mass transit system routes: Route 61 (Ysleta via Alameda), Route 62 (Pasodale via Lakeside), Route 64 (Tigua via Presa), and Route 66 (Lancaster via North Loop).

Texas Department of Transportation Notes:

Coordinate plans with TxDOT.

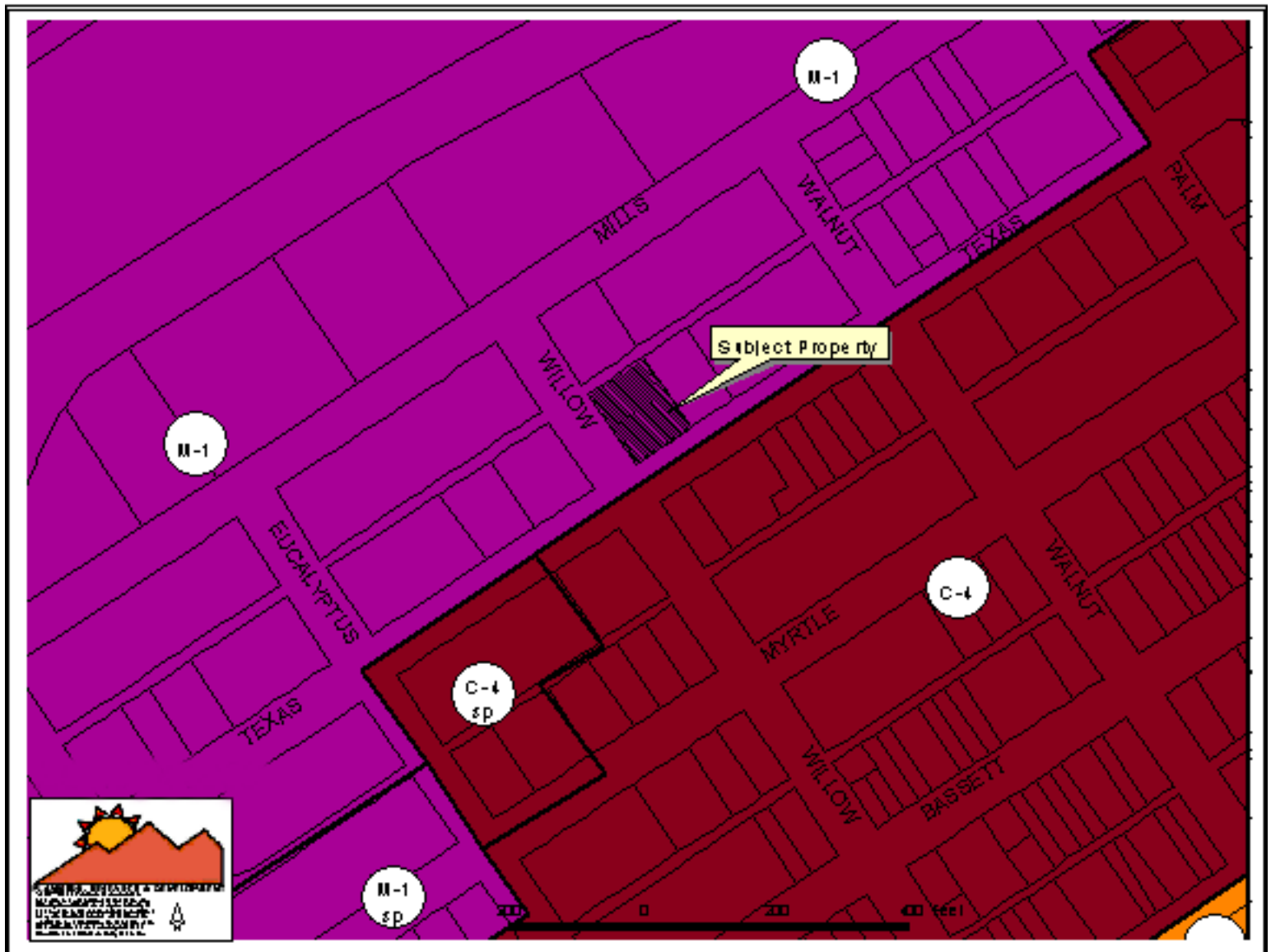
Planning, Research & Development Department Notes:

Recommend approval of this special permit request for parking reduction.

**ATTACHMENT:** Site Plan.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT AT (915) 541-4056.

## LOCATION MAP



## AERIAL MAP





## GENERALIZED PLOT PLAN

